

Loudoun County

Managing Floodplain and Dam Safety
regulation on a local level

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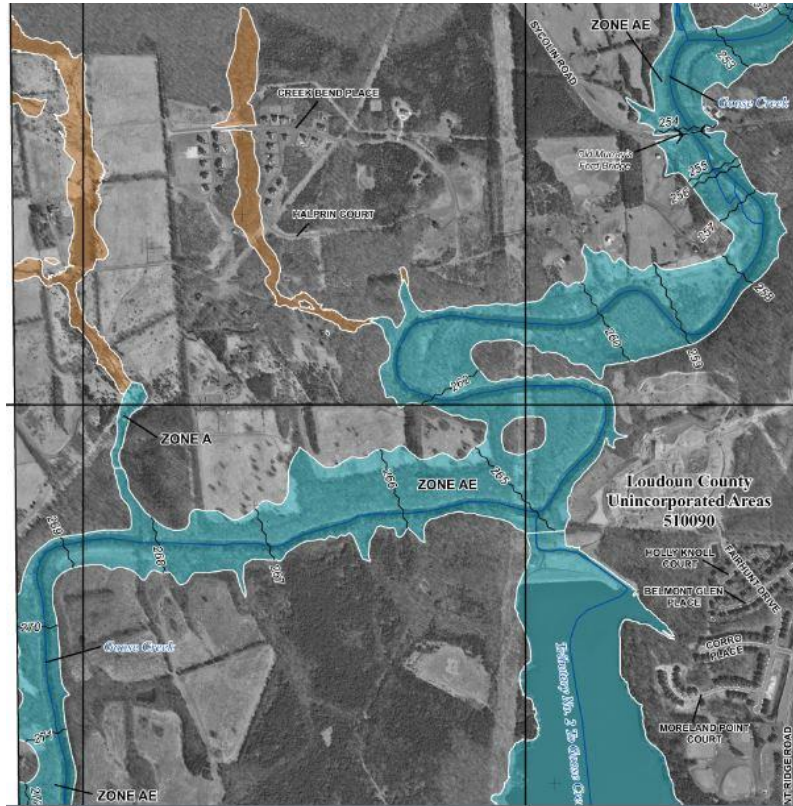
NFIP Participating Community

- ▶ Floodplain Overlay District (FOD)
- ▶ Regulations Contained in Zoning Ordinance
- ▶ Development Procedures outlined in Facilities Standards Manual

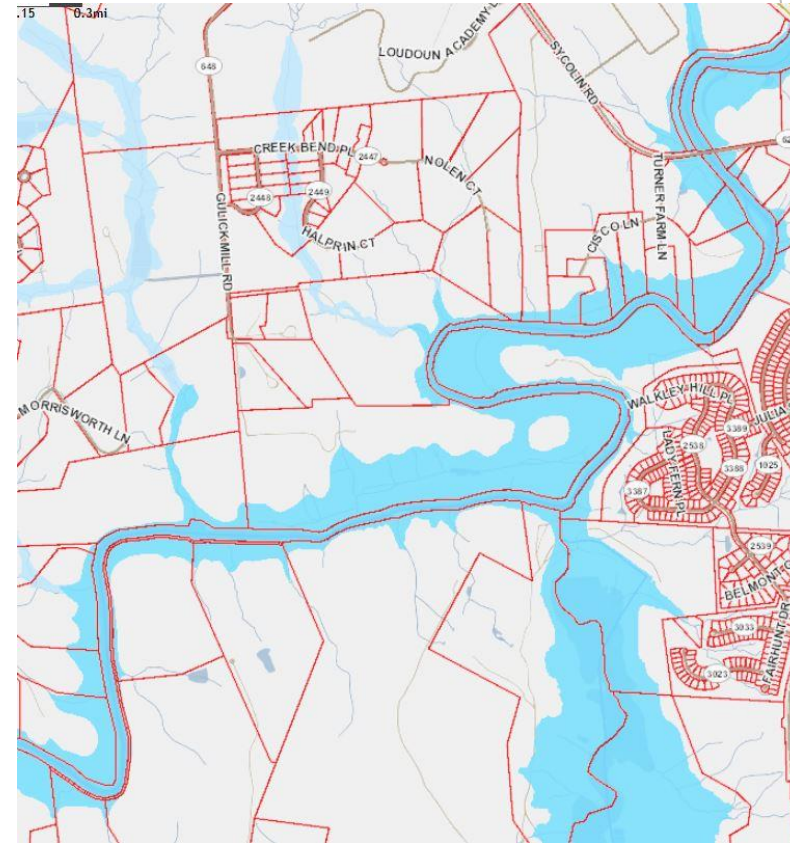
FEMA Programmatic Evaluation

- ▶ 2014 Community Assistance Visit (CAV)
- ▶ 2015-2016 Revisions to Zoning Ordinance and Facilities Standards Manual
- ▶ 2017 - Adopted FEMA County-Wide Floodplain Mapping Update
- ▶ February 17, 2017 - Fully Compliant Program

Floodplain Overlay District (FOD)



FEMA FIRM

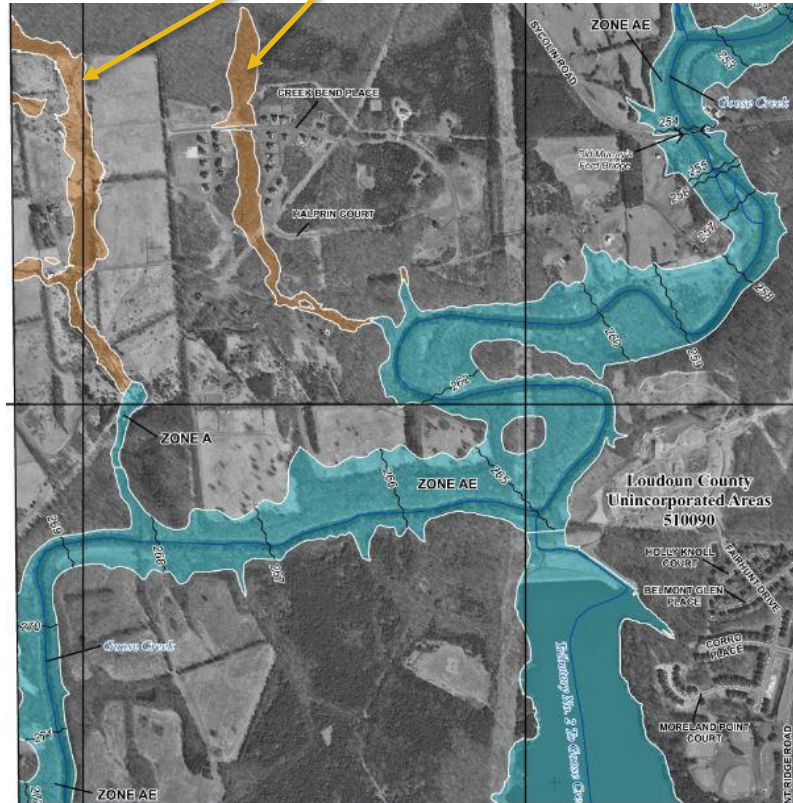


Loudoun County GIS

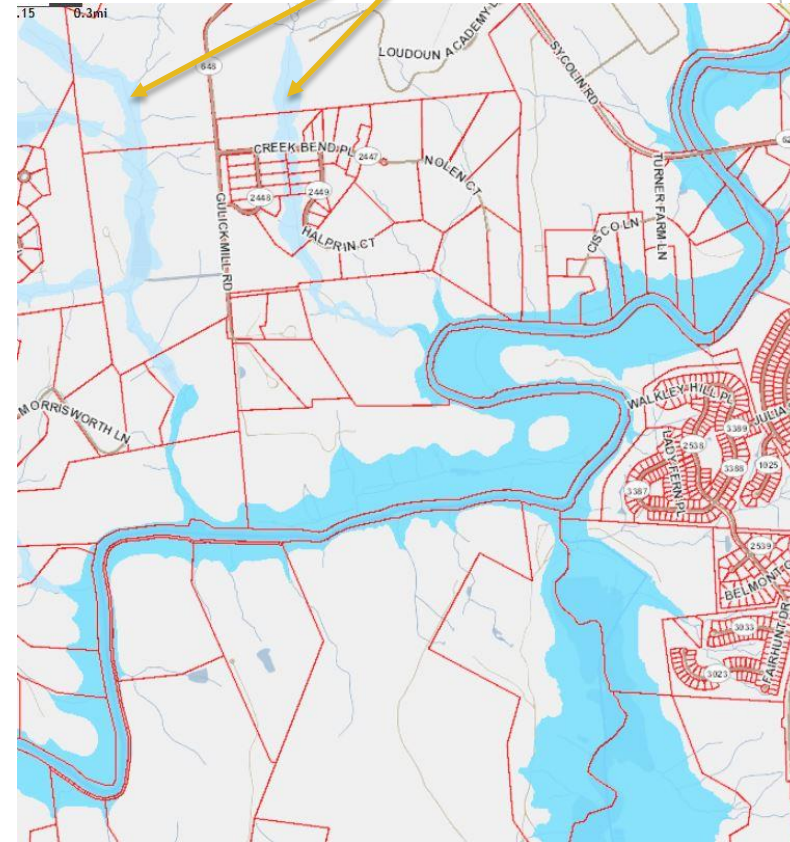
Floodplain Overlay District (FOD)

(Non FEMA Regulated)

FOD Minor



FEMA FIRM



Loudoun County GIS

Floodplain Overlay District (FOD)

(Non FEMA Regulated)

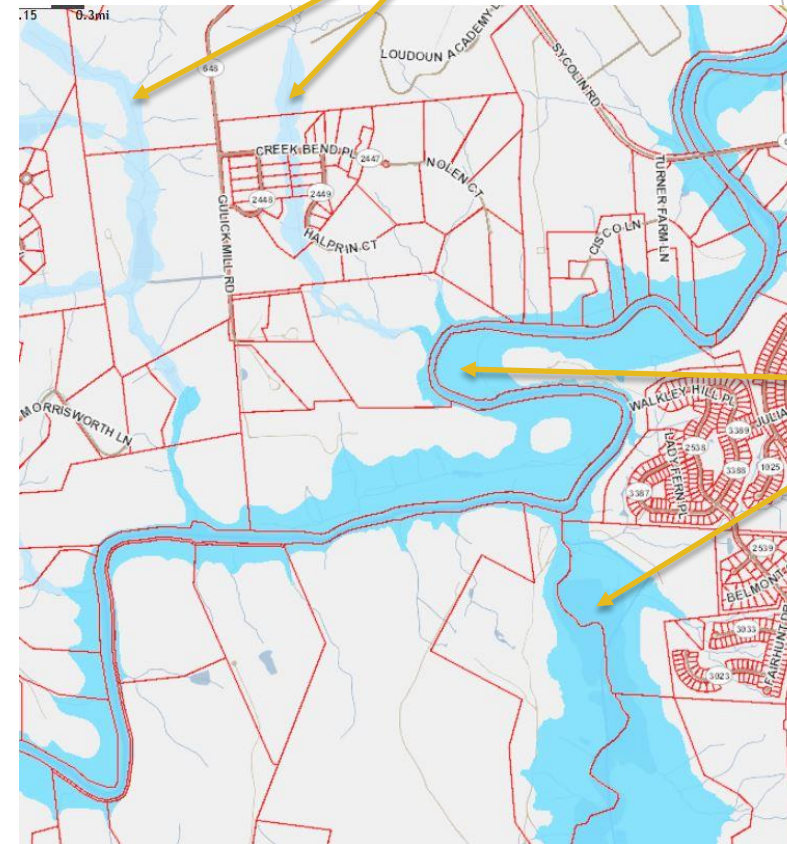
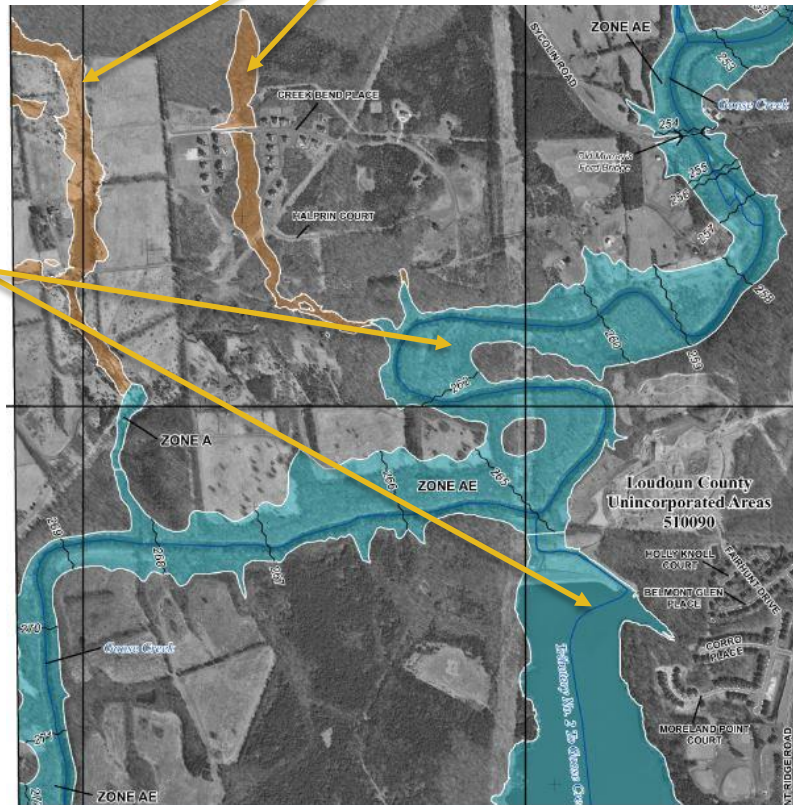
FOD Minor

FOD Major

FEMA Regulated (SFHA)

FEMA FIRM

Loudoun County GIS



Floodplain Management Regulations

Section 4-1500 of Zoning Ordinance; Chapter 5 FSM

- ▶ All Activities Reasonably Safe from Flooding
- ▶ Review All Land Development Applications
- ▶ Review all Zoning Permit Applications
- ▶ Review Engineering Analysis for Development in FOD
- ▶ Zoning Permits Required for FOD Major (FEMA SFHA)

Land Development Plan Review

▶ Evaluate Zoning and NFIP Compliance

- ▶ Study Requirements
- ▶ Alteration Requirements
- ▶ Impacts to Floodplain
- ▶ Permit Required
- ▶ Off-site Impacts
- ▶ Adjacent Property Notification
- ▶ FEMA Submission
- ▶ Map Change (LOMR)

▶ Virginia Dam Safety Regulation Assessment

- ▶ Dam Inundation Zone
- ▶ Drain to Regulated Dam
- ▶ Improve a Regulated Dam

Permit Review

- ▶ Substantial Improvement/Substantial Damage
- ▶ Permitted Uses
- ▶ Critical Facilities
- ▶ Impacts to Base Flood Elevations
- ▶ Changes to the Boundary of the Floodplain

Project Approval

- ▶ Approved Engineering Analysis is Submitted to FEMA
- ▶ Activities are monitored to ensure consistency
- ▶ Initial and Final Documentation Submitted to FEMA Prior to Bond Release
- ▶ Easement Plats are Recorded
- ▶ FOD Boundary is updated Pursuant to Approved Plans

Questions?